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**From:** Blanchard, Jeff  
**Sent:** Monday, December 29, 2014 10:38 AM  
**To:** Gilman, Theresa  
**Subject:** RE: Parcel Information Request - VTrans Project F019-1(1)  
**Attachments:** ROW - Acquisitions - 99R528 - - US7 - 09\_08\_1961 - F - 019-1(1) - POWNAL - Andrews.pdf

Attached is a copy of the deed extracted from OnBase.

Pin # 99r528 pages 113-118.

They are a copy of the recording from BK 61 PG 362.

If you are looking for more current deed information that would go through the plans and Titles section.

Thanks,  
Jeff

*Jeff Blanchard*

Vermont Agency of Transportation  
Right of Way-Property Management  
802-828-2610 (Direct Line)  
802-498-7609 (Cell)  
802-828-2456 (Fax)  
1-800-866-7099 (Toll Free)

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**From:** Gilman, Theresa  
**Sent:** Monday, December 29, 2014 10:17 AM  
**To:** Blanchard, Jeff  
**Subject:** Parcel Information Request - VTrans Project F019-1(1)

Hi Jeff,

Can you provide parcel data / deed information related to the following owner on the above named project?

Parcel #31

Harold F.B. , Rachel P. Andrews  
(A.1.7+/-) Sta. 177+00 – 183+83  
W.D. 8/25/59  
Rec: Pownal, Bk. 61, Pg. 362 (9/12/59)

Thank you.  
Theresa

VERMONT STATE DEPARTMENT OF HIGHWAYS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT ~~XX~~ (We), Harold F. and Rachel P. Andrews  
of Pownal in the County of Bennington and  
State of Vermont in the consideration of Three Hundred  
Twenty and no/100 Dollars  
(\$ 320.00) paid to ~~my~~ (our) full satisfaction by the State of Vermont, a sovereign state,  
do hereby give, grant, bargain, sell and convey unto the said State of Vermont and its  
assigns, a certain piece(x) of land in the Town of Pownal in the  
County of Bennington and State of Vermont, and described as follows, viz:

Being a part of the same land and premises conveyed to Rachel P. Andrews by  
Harry E. and Esther P. Niles by Warranty Deed, dated July 6, 1945 and recorded  
in Book 53, Page 187 of the Pownal Land Records, and being more particularly  
described as follows:

Beginning at a point in the believed property line between Harold F. and  
Rachel P. Andrews and Harry F. and Dorothy E. Andrews, 85 feet distant south-  
easterly, radially from approximate survey station 177+00 of the established  
center line of Highway Project Pownal F 019-1 (1); thence 170 feet, more or less,  
northerly in said believed property line to a point in the southerly boundary of  
the present highway, U.S. Route 7, 80 feet distant northerly, radially from  
approximate survey station 177+35 of said established center line; thence 600  
feet, more or less, northeasterly and parallel to said established center line  
to a point in the southwesterly boundary of the present highway, State Aid Road  
No. 3, 80 feet distant northwesterly, radially from approximate survey station  
183+64 of said established center line; thence 60 feet, more or less, easterly  
in said southwesterly highway boundary to a point in the believed property line  
between Harold F. and Rachel P. Andrews and Harry E. and Esther P. Niles, 22  
feet distant northwesterly, radially from approximate survey station 183+83 of  
said established center line; thence 510 feet, more or less, southwesterly in  
said believed property line to a point in the believed property line between  
Harold F. and Rachel P. Andrews and Harry F. and Dorothy E. Andrews, 80 feet  
distant southeasterly, radially from approximate survey station 178+86 of said  
established center line; thence 195 feet, more or less, southwesterly in said  
believed property line to the point of beginning. Said parcel to contain 1.7  
acres, more or less.

This deed is specifically made subject to the agreements and undertakings as  
set forth in an option agreement signed by the grantors herein, which option  
agreement is dated July 2, 1959, and recorded in Book 61, Page 202, of the Pownal  
Land Records.

Being the same land and premises as shown on the attached print of plans for  
Highway Project Pownal F 019-1 (1).

STATE OF VERMONT

Bennington County, SS. (of August, A. D., 1959,  
Harold F. and Rachel P. Andrews

personally appeared, and acknowledged this instrument, by them sealed and  
subscribed, to be their free act and deed.

Before me,

Rachel Mason  
In testimony whereof, I have hereunto set my hand and the seal of my office, at Pownal, Vermont, this 1st day of August, 1959.

ORIGINAL

31

14

[illegible]

გვერდი 1-დან 2-მდე

100-443887-100

IN WITNESS WHEREOF, (I) (we) hereunto set ~~my~~ (our) hand(s) and seal(s) this 25  
day of August A. D., 1959...

Marie Steimle  
Bell Chaffee

..L.S.

**L.S.**

STATE OF VERMONT (At Pownal this 25 day  
Bennington County, SS. (of August, A. D., 1959,  
Harold F. and Rachel E. Andrews

**Before me,**

HD ROW 428

## QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT Vermont National and Savings Bank, Brattleboro  
 a corporation duly organized and existing under and by virtue of the laws of the  
 United States of America, having its office and principal place of business  
 at Brattleboro in the County of Windham and  
 State of Vermont, in the consideration of One and no/100 Dollars  
 (\$ 1.00) paid to its full satisfaction by the State of Vermont, a sovereign state,  
 has REMISED, RELEASED, AND FOREVER QUIT-CLAIMED unto the said State of Ver-  
 mont, a sovereign state, all right, title and interest which it, the said Vermont National  
 and Savings Bank, Brattleboro, or its successors or assigns, have in and to a certain  
 piece(s) of land in Pownal in the County  
 of Bennington and State of Vermont, described as follows, viz:

Being a part of the same land and premises conveyed to Rachel P. Andrews by  
 Harry E. and Esther P. Niles by Warranty Deed, dated July 6, 1945 and recorded  
 in Book 53, Page 187 of the Pownal Land Records, and being more particularly  
 described as follows:

Beginning at a point in the believed property line between Harold F. and  
 Rachel P. Andrews and Harry F. and Dorothy E. Andrews, 85 feet distant south-  
 easterly, radially from approximate survey station 177+00 of the established  
 center line of Highway Project Pownal F 019-1 (1); thence 170 feet, more or less,  
 northerly in said believed property line to a point in the southerly boundary of  
 the present highway, U.S. Route 7, 80 feet distant northerly, radially from  
 approximate survey station 177+35 of said established center line; thence 600  
 feet, more or less, northeasterly and parallel to said established center line  
 to a point in the southwesterly boundary of the present highway, State Aid Road  
 No. 3, 80 feet distant northwesterly, radially from approximate survey station  
 183+64 of said established center line; thence 60 feet, more or less, easterly  
 in said southwesterly highway boundary to a point in the believed property line  
 between Harold F. and Rachel P. Andrews and Harry E. and Esther P. Niles, 22  
 feet distant northwesterly, radially from approximate survey station 183+83 of  
 said established center line; thence 510 feet, more or less, southwesterly in  
 said believed property line to a point in the believed property line between  
 Harold F. and Rachel P. Andrews and Harry F. and Dorothy E. Andrews, 80 feet  
 distant southeasterly, radially from approximate survey station 178+86 of said  
 established center line; thence 195 feet, more or less, southwesterly in said  
 believed property line to the point of beginning. Said parcel to contain 1.7  
 acres, more or less.

subscribed, and its corporate seal to be hereunto affixed, at Brattleboro  
 in the County of Windham and State of Vermont  
 this 27th day of August, A. D., 1959,  
 by the hand of H. T. Osborn, Vice President

IN PRESENCE OF:

Angel R. Matteson  
 Bertha P. Glick

VERMONT NATIONAL AND SAVINGS BANK,  
BRATTLEBORO

By: H. T. Osborn L.S.

Its: Vice-President

L.S.

L.S.

ORIGINAL

## QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT Vermont National and Savings Bank, Brattleboro  
 a corporation duly organized and existing under and by virtue of the laws of the  
 United States of America, having its office and principal place of business  
 at Brattleboro in the County of Windham and  
 State of Vermont, in the consideration of One and no/100 Dollars  
 (\$1.00) paid to its full satisfaction by the State of Vermont, a sovereign state,  
 has REMISED RELEASED AND FOREVER QUIT-CLAIMED unto the said State of Ver-

TO HAVE AND TO HOLD its right and title in and to said quit-claimed premises,  
 with the appurtenances thereof, to the said State of Vermont, a sovereign state, and its  
 successors and assigns forever.

BEING THE SAME LAND AND PREMISES AS SHOWN ON THE ATTACHED PRINT(S) OF PLANS FOR HIGHWAY  
 PROJECT POWNAL F 019-1 (1).

This Deed is given solely for the purpose of releasing the property herein Quit-Claimed  
 from the effects of a mortgage from Harold F. and Rachel P. Andrews  
 to the grantor herein, dated March 13, 1951 and recorded in Book  
 58, Page 84, of the Pownal Land Records, and for no  
 other purpose; and except for such partial discharge, this mortgage otherwise remains in  
 full force and effect.

Being the same land and premises as shown on the attached print(s) of plans for Highway  
 Project Pownal F 019-1 (1).

TO HAVE AND TO HOLD its right and title in and to said quit-claimed premises,  
 with the appurtenances thereof, to the said State of Vermont, a sovereign state, and its  
 successors and assigns forever.

AND FURTHERMORE, it, the said Vermont National and Savings Bank, Brattleboro  
 does for its successors and assigns, covenant with the said State of Vermont, its succes-  
 sors and assigns, that from and after the ensembling of these presents, it, the said Vermont  
 National and Savings Bank, Brattleboro, will have and claim no right in, or to, the  
 said quit-claimed premises.

IN WITNESS WHEREOF, the said corporation has caused its name to be hereunto  
 subscribed, and its corporate seal to be hereunto affixed, at Brattleboro

in the County of Windham and State of Vermont

this 27th day of August, A. D. 1959

by the hand of H. T. Osborn, Vice President

IN PRESENCE OF:

Harold R. Matteson  
 Bertha P. Gier

VERMONT NATIONAL AND SAVINGS BANK,  
 BRATTLEBORO

By: H. T. Osborn, L.S.

Its: Vice-President

L.S.

L.S.

APPROVED AS TO LEGAL FORM  
Legal Asst to the Attorney General  
Date

MORTGAGEE RELEASE  
CORPORATION QUIT-CLAIM DEED

From Vermont National and  
Savings Bank, Brattleboro

To State of Vermont

Dated August 27, 1959

Pownal Town  
1680x

Clerk's Office

RECEIVED FOR RECORD

Sept. 12 A. D. 1959

12 o'clock 01 minutes

P. M. and Recorded in Book 61

Page 361 of Land Records

Ames,

Paedel Mearns  
City Town Clerk

Recorder's Fee, \$ 2.00

STATE OF VERMONT  
(At Brattleboro, this 27th day  
of August, A. D. 1959,  
H. T. Osborn personally appeared  
and acknowledged the foregoing instrument by him, as Vice President  
of the said Vermont National and Savings Bank, Brattleboro  
Before Me,  
Notary Public.